

HAM, RICHMOND



£535,000 * FREEHOLD

ASHBURNHAM ROAD, HAM, RICHMOND, TW10 7NJ



An END OF TERRACE TWO BEDROOM FREEHOLD HOUSE with off street parking to the front and offered with the advantages of VACANT POSSESSION and NO ONWARD CHAIN.

Rear patio style garden with garden shed.

Bright front lounge and rear kitchen/diner with fitted units, integral oven & hob and space for table and chairs.

1st floor of two bedrooms and bathroom.

Double glazed throughout : Gas central heating system with a combi boiler : EPC RATING BAND C.

Useful storage loft.

Within close reach of Ofsted Outstanding Grey Court School and a choice of nurseries and primary schools.

Conveniently located near bus services to the centres and stations of both Richmond & Kingston.

Near Ham Library, Ham Green and Ham Street leading down to the riverside at Ham House (NT.)

Choice of local shops and takeaways including a Tesco Express, Post Office, pharmacy.

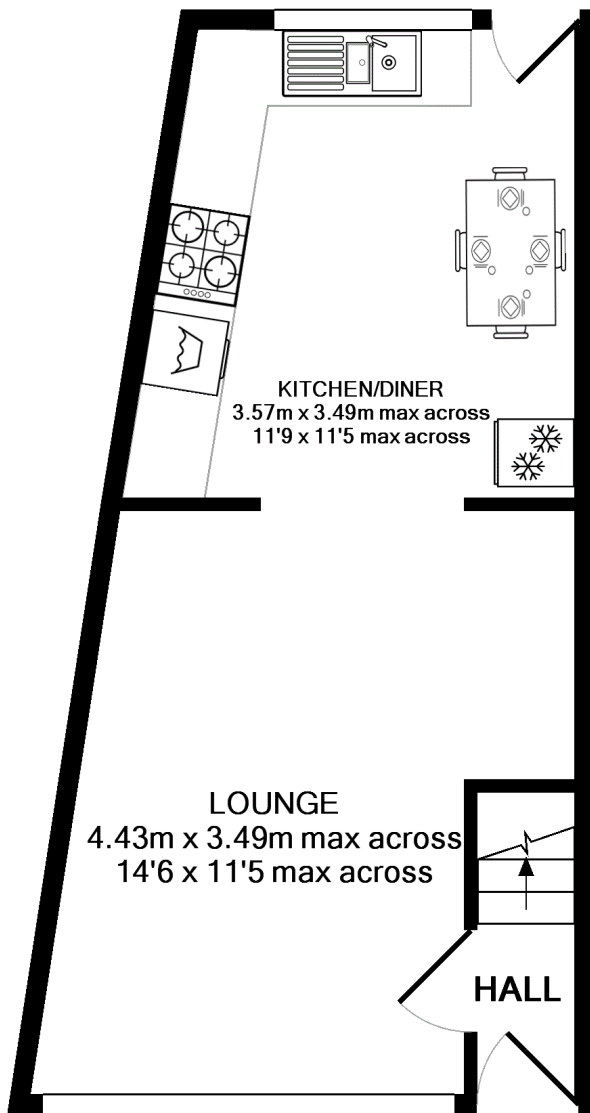


Tel: 020 8549 5099

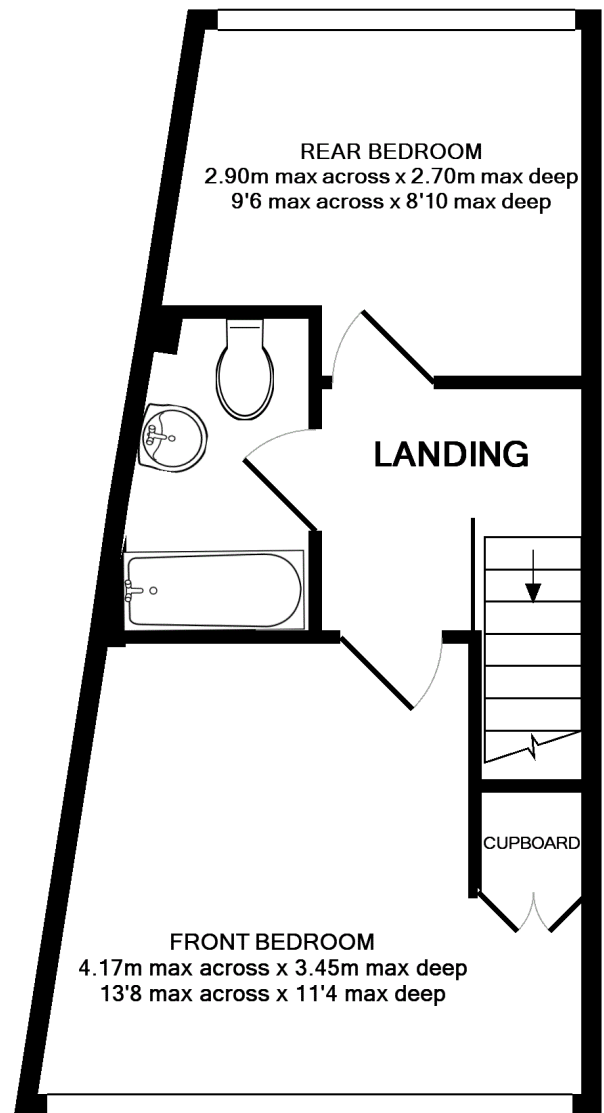


www.mervynsmith.com

FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 28.5 SQ.M.
(307 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 28.4 SQ.M.
(305 SQ.FT.)

TOTAL APPROX. FLOOR AREA 56.9 SQ.M. (612 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

ENTRANCE PORCH:

uPVC entrance door leading through to....

ENTRANCE LOBBY:

With door into ...



LOUNGE: Abt 14 ft 6 x 11 ft 5 max across (4.43m x 3.49m max across)

Double glazed windows to front aspect, laminate flooring, radiator, spotlights, understair space.



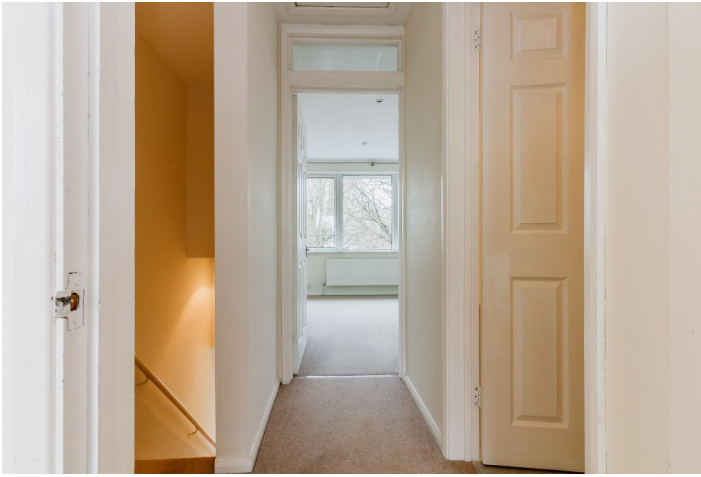
KITCHEN/DINER: Abt: 11 ft 9 x 11 ft 5 max across (3.57m x 3.49m max across)

Fitted units at eye and base level, roll top work surfacing, inbuilt oven and inset gas hob with concealed extractor hood over, inset one and a half bowl sink unit, spaces for washing machine and fridge/freezer, space for table and chairs, radiator, spotlights, double glazed windows to rear aspect and rear access door to garden.



STAIRS FROM ENTRANCE LOBBY TO FIRST FLOOR LANDING:

Trap door to loft.



FRONT BEDROOM: Abt. 13 ft 8 max x 11 ft 4 max deep (4.17m max x 3.45m max deep)

Double doors to over stair wardrobe/storage cupboard with hanging rail and shelving over, radiator, double glazed window to front aspect..



REAR BEDROOM: Abt 9 ft 6 max x 8 ft 10 max deep (2.90m max x 2.70m max deep)

Double glazed windows to rear aspect, radiator.



BATHROOM:

Panel enclosed bath with shower mixer over, shower unit over, shower rail and curtain, pedestal wash hand basin, WC, heated towel rail, tiled walls, spotlights.



OUTSIDE:

FRONT

Hard standing off street parking

With border and tree to left side and brick planter to right.

REAR PATIO GARDEN: Abt 20' (6.10m)

Outside tap, shed to rear.



COUNCIL TAX BAND : D (London Borough of Richmond Upon Thames)

ENERGY RATING BAND : C

REF : 2141

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition.



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